

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

12-58

ORLEANS

EAS.711

Town/City: Town of Eastham

Place: (*neighborhood or village*): Eastham Center

Photograph



View from southwest (photo by Eastham Assessor, 2009).

Address: 3180 State Highway

Historic Name: Howard N. and Iris A. Walker Cottage

Uses: Present: single-family residence

Original: single-family residence

Date of Construction: 1945-47

Source: tax records

Style/Form: Cape Cod

Architect/Builder: Howard N. Walker, builder

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures: none

Major Alterations (*with dates*): none

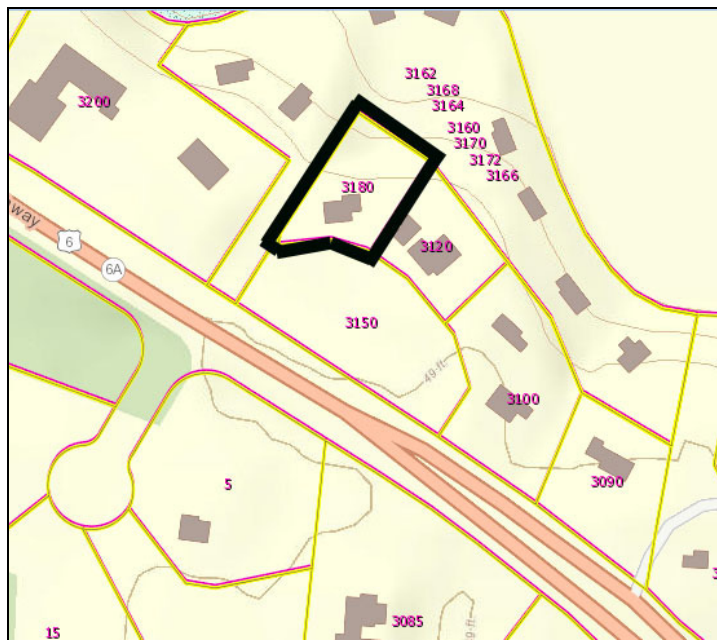
Condition: fair

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.46 acre

Setting: The subject property is located on the northeast side of State Highway/Rt. 6. School House Pond lies to the east and Minister's Pond lies to the northeast. Single family residential property (including the Blueberry Hill condos) surrounds this lot on the southeast, northwest and across the highway. A Methodist church occupies a large parcel to the west.

Locus Map (north at top)



Recorded by: Larson Fisher Associates with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

3180 STATE HIGHWAY

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The dwelling on the subject property is an intact example of a mid-century Cape Cod style and reflects the third wave of popularity of Colonial Revival houses since it first was resurrected after the nation's Centennial in 1876. The house is one-story in height, has a gable roof and brick center chimney; its front facade has three bays and center entrance, but the wood six-over-six windows flanking the front door are paired. The front door looks to be original. The house is two bays deep with an ell off the right rear (southeast) corner of the house has an 18-by-20 footprint and a walkout basement at the rear. The property has a number of mature deciduous trees.

HISTORICAL NARRATIVE

The house at 3180 State Highway was one of the first cottages built in the Blueberry Hill cottage complex built by Howard Nathan Walker between 1937 and 1947 between the east side of State Highway and Schoolhouse (or Minister's) Pond. Since the late 1840s the land belonged to Eastham farmer Reuben Brewer and had passed to his daughter Almena and son Luther at his death in 1904.¹ Tax records show Almena Brewer with a house, barn and shed, shop, and 16 acres; the 1929 directory shows her as living on King's Highway.

In 1930 the heirs sold 6.2 acres of their late father's property to P. William McCourt and his wife Christine of East Harwich.² Tax records for 1931 and 1937, however, show McCourt only with acreage and no dwellings. McCourt was a real estate broker who had lived in Worcester in 1920, and tax records in the 1930s consistently show him as a Harwich resident. By 1943 McCourt had died, and in 1945 Howard N. and Iris A. Walker of South Easton bought the 6.2-acre tract; the deed does not mention buildings.³ Tax records for 1947, however, show Walker as the owner of the 6.2-acre tract with three cottages valued at \$1000, \$1200, and \$1800. These cottages are those at 3180, 3120, and 3100 State Highway.

Howard Nathan Walker was born in Brockton, Massachusetts, in 1892, and became a sales clerk and later a carpenter. He was the son of Nantucket-born carpenter Nathan K. Walker and his wife, Ella Jones of Brockton. In 1919 or 1920 he married Iris A. Sabin (1896-1978) of Brockton, and the 1920 census lists the couple as residing in West Bridgewater. That year Walker was working as a truck driver. By 1930 the Walkers had moved to Rockland, Massachusetts, and he had begun working as a house carpenter. The household included his wife, their daughters Meredith and Barbara, and his wife's parents, Edward A. Sabin, a house painter, and Alice A. Sabin. The Sabins had emigrated from England in 1890. By 1940 the Walkers had moved to South Easton, and Howard was still working as a carpenter, though by 1942 he also worked for National Fireworks Limited in Hanover.

According to an online genealogy, Howard and Iris Walker "owned a large piece of land in Eastham, Mass., with access to a nearby pond. Their property included the family home and several tourist cabins which they rented out. It was called 'Blueberry Hill.' The buildings were all built by Howard with help from family members," probably including his father-in-law. Deeds call the cottage complex "Bayberry Hill."

While 1947 tax records show him with three cottages, records for 1950 show six cottages on site—three together valued at \$1500 and the other three totaled \$2000 in value—as well as a house. The house, likely the "family home," is probably the one shown in the northeast corner of the parcel, on a point jutting into Minister's Pond. Though a 1980s plan showed the proposed addition of two more cottages, they were never built, and the Bayberry Hill complex is now six cottages, one house, and numerous outbuildings.

In 1953 Howard and Iris Walker deeded an undivided half-interest in the Bayberry Hill complex to their daughter Meredith and her husband, Charles H. Hollis.⁴ Born in Randolph in 1919, Charles Henry Hollis was the son of a shoe factory worker. He was a corporal in the U.S. Army during World War II, and he married Meredith A. Walker after the war. In 1946 the couple moved to Eastham and ran the Salt Pond Cottages and Guest House, and in 1952 they moved to the Bayberry Hill Cottages complex, which they ran with the Walkers.⁵

In August 1960, in anticipation of selling 3180 State Highway, Howard Walker recorded a plan that set the cottage off on a 20,046-square-foot lot, and in October that year the Walkers and the Hollises sold 3180 State Highway to Harold V. and Margaret J. Ballagh. After Harold Ballagh's death, his widow sold the property to current owner Barbara Shephard.⁶

¹ Henry Mayo and Eunice Collins to Reuben Brewer, 4 March 1846, BCD 41:355; George Ward to Reuben Brewer, 15 January 1847; BCD 41:356.

² Almena L. and Luther W. Brewer to P. William and Christine E. McCourt, 8 January 1930, BCD 472:44.

³ Robert A. Welch to Howard N. and Iris A. Walker, 29 May 1945, BCD 628:328; Welch acquired the land from Dennis J. Spykers of Wellfleet, who was the "surviving joint tenant" of the property with McCourt.

⁴ Howard N. and Iris A. Walker to Charles H. and Meredith A. Hollis, 13 July 1953, BCD 628:328.

⁵ "Meredith A. Hollis," Cape Cod Times, June 2007.

⁶ Howard N. and Iris A. Walker and Charles H. and Meredith A. Hollis to Harold V. and Margaret J. Ballagh, 31 October 1960, BCD 1095:416; "Plan of Land in Eastham, Mass. to be Conveyed to Harold V. Ballagh et ux Margaret J.," August 1960, BCP 158:33; Margaret J. Ballagh to Barbara Shepherd, 28 March 1990, BCD 7110:225.

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MAPS

- Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.
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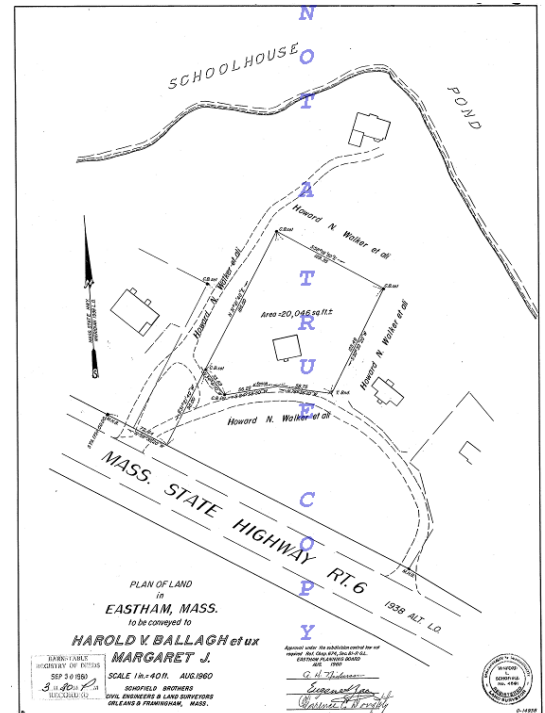
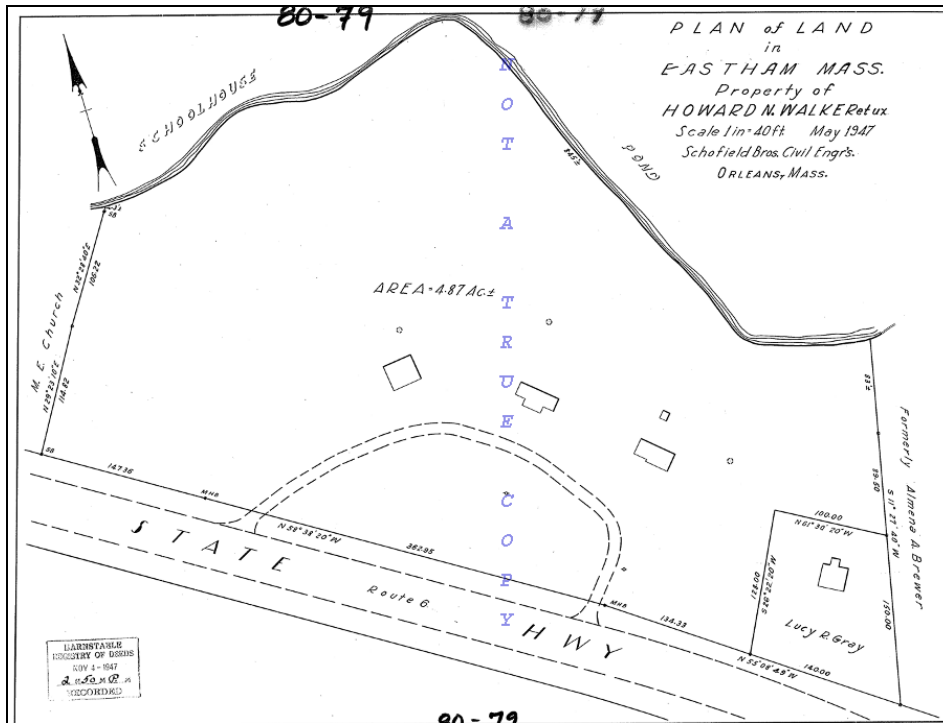
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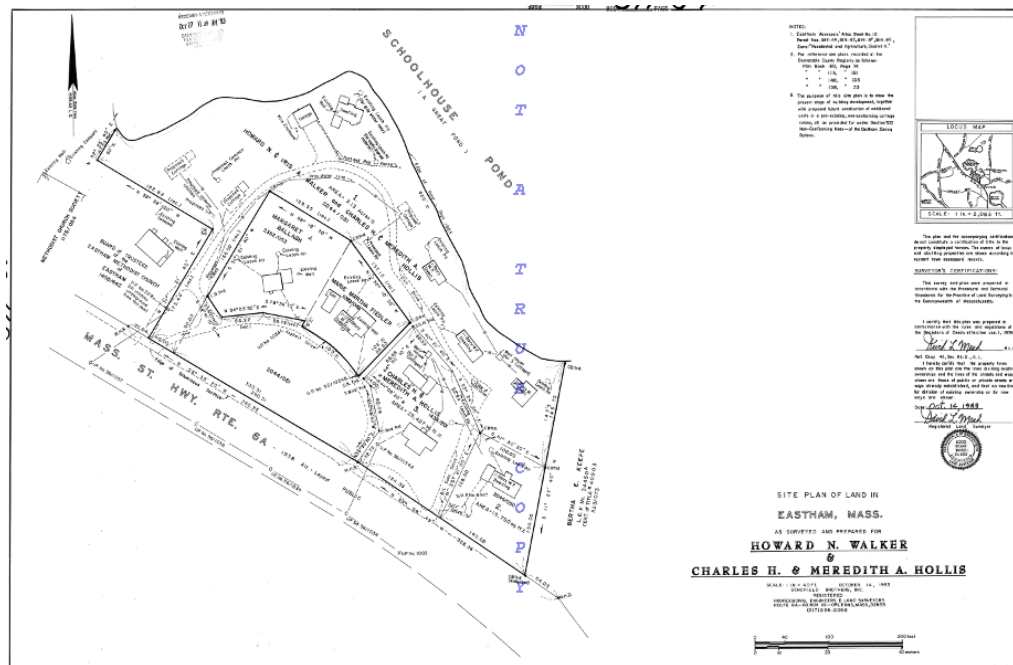
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SUPPLEMENTARY IMAGES



LEFT: The Walker plan of May 1947 (BCP 80:79) illustrates 3180 State Highway at far left; 3120 State Highway is at center, and the original house at 3100 State Highway is at right. RIGHT: The Walker/Hollis subdivision of 1960 (BCP 158:33) shows 3180 State Highway on the 20,046-square-foot parcel at center.



The 1983 site plan for the Bayberry Hill Cottage complex, now under a condominium ownership, depicts 3180 State Highway on the parcel marked "Margaret J. Ballagh."

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)

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View from southwest.